



Shilton Edge Farm
Shilton, Oxfordshire

Shilton Edge Farm

A deceptively spacious family house with attached annexe, separate cottage and extensive equestrian facilities, all set in approximately 18.5 acres.

Shilton Edge Farm offers a rare opportunity to live in a secluded and peaceful, rural location in a family home within an Area of Outstanding Natural Beauty with an opportunity to generate income from a modern equestrian unit, cottage and annexe. This property is an exciting prospect and has several opportunities for re-development of domestic buildings into one large house with 6 bedrooms. Several outbuildings have the potential for holiday cottages with 6 bedrooms.

The property is approached down a tree-lined drive with paddocks to one side. In front of the domestic buildings there is a pond and a turning circle.

The main house was built in the 1970's with the annexe and cottage being added a little later. The accommodation in the house is arranged over two floors with access to the large room above the annexe. The kitchen/dining is light and spacious with patio doors that open onto the south facing garden. The utility room/boot room/dog room is ideal for when coming in from the stables and before entering the main house. The drawing room is centred on the Cotswold stone fireplace with a wood burning stove. It is light and airy and has views over the countryside to the south. Upstairs the bedrooms are light and airy with far reaching views.

The annexe is used as a ground floor apartment and the separate ancillary accommodation the cottage is a linked two story building. Both these units are currently rented out on a shorthold tenancy agreement.

The south facing gardens lie to the rear of the house and are made up of decking, gravel and raised beds with mature trees and shrubs. Parking is available for several cars at the front and side of the house.

Equestrian

On approaching Shilton Edge Farm the drive divides and the right hand fork takes you to the equine area. There are two barns and an indoor school that were built about 10 years ago, of galvanised steel. The barns have internal stables with a concrete floor and central drainage gully. Barn 1 is 18.5m x 12.5m and has doors at both ends allowing for plenty of airflow. Barn 2 is 24.5m x 12.5m and houses the horse walker and internal stables as well as a washroom and a solarium with ultra violet and infra-red light. The indoor and outdoor schools both have a sand and rubber surface with the indoor school having an additional waxed surface. The indoor school has non-shadow lighting. To the rear of the barns is a concrete wash down area and smaller storage barns. There is plenty of hard standing for vehicles.

The paddocks are enclosed at the boundary by Cotswold stone walls and hedges. Within the property the paddocks are divided up by electric fencing. 2 further barns could have a variety of uses from field shelter, workshop, storage or more internal stabling. The equestrian facilities are located at a distance that allows privacy to the house and ancillary accommodation.

Main House

- Porch • Hall • Kitchen/Dining Room • Utility/Boot/Dog room
- Cloakroom • Drawing Room • 4 Bedrooms • Bathrooms • Games room

Annexe

- Kitchen • Sitting Room • Bedroom • Shower Room

The Cottage

- Hall • Kitchen/Breakfast Room • Sitting Room • Bedroom, Study & Store Room

Equestrian Facilities

- Barn 1 – 10 internal loose boxes
- Barn 2 – 6 internal loose boxes
- Horse Walker (in Barn 2)
- Solarium (in Barn 2)
- Wash down area (outdoor)
- Indoor School
- Outdoor School
- Grass school
- 3 Storage Barns
- Paddocks
- Hard standing for lorries and trailers



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Situation

Burford 2.5 miles, A40 2 miles, Witney 6.5 miles, Oxford 18 miles, Swindon M4 (J15) 19 miles, Charlbury (BR Station) 11 miles (all distances approximate).

Shilton is a very attractive village situated close to Burford and on the Oxfordshire/Gloucestershire border. The village is centred around a pretty village green and has a ford to cross the Shillbrook. In the village there is a pub, a village hall and a church with nearby Burford providing day-to-day shopping facilities. Lechlade, Witney and Cirencester are among other local centres. Cheltenham, Oxford and Swindon are the regions main centres providing extensive shopping, cultural, sporting and educational amenities. Road communications are good with the A40 approximately 2 miles to the north and connection to the M40 J8a (for London) and J9 (for the north) and the M5 at Cheltenham and Gloucester. The nearest railway is at Charlbury (about 10 miles) with trains to London Paddington from 66 minutes. There are other main line stations at Oxford and Swindon with trains also to London Paddington. A variety of private schools in the area include St. Hugh's, Hatherop Castle, Cothill and St. Edwards and the Dragon School, Oxford. There is access to the national footpath and bridleway network. Further equestrian facilities available for hire are at Ascott under Wychwood (all weather gallops & BE cross country course) and at Highworth.

Amenities

Cotswold Wildlife Park, Burford.

Golf at Burford, Witney, Cirencester and Lyneham Heath. Racing at Cheltenham, Newbury and Stratford upon Avon. Theatres at Chipping Norton, Oxford, Cheltenham and Stratford upon Avon.



Services

Mains water and electricity. Private drainage. Oil fired central heating. LPG gas to the ancillary accommodation. Telephone (subject to BT regulations). (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).

Fixtures and Fittings

Only those items mentioned in these particulars are included in the sale. All other fixtures and fittings including curtains, garden ornaments and statues are excluded. Some may be available by separate negotiation if required.

Local Authority

West Oxfordshire District Council, Woodgreen, Witney, Oxfordshire OX28 1NB. Tel: 01993 702941 www.westoxon.gov.uk.

Council Tax Banding

Shilton Edge Farm	F
Annex	A
The Cottage	A

Postcode: OX18 4AP

Directions

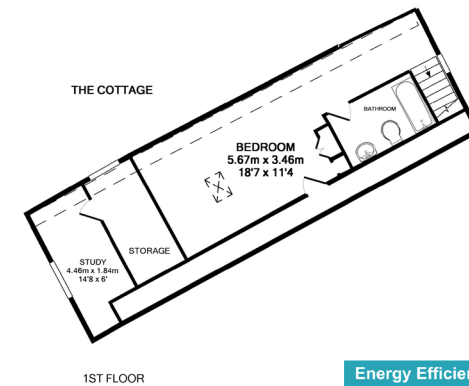
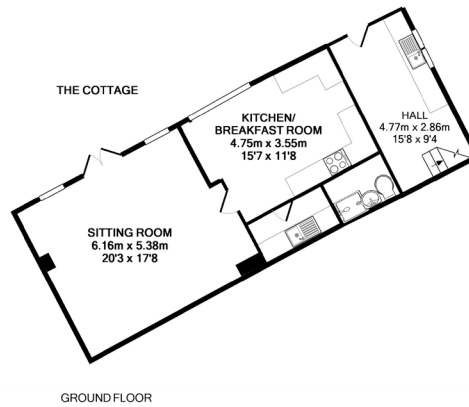
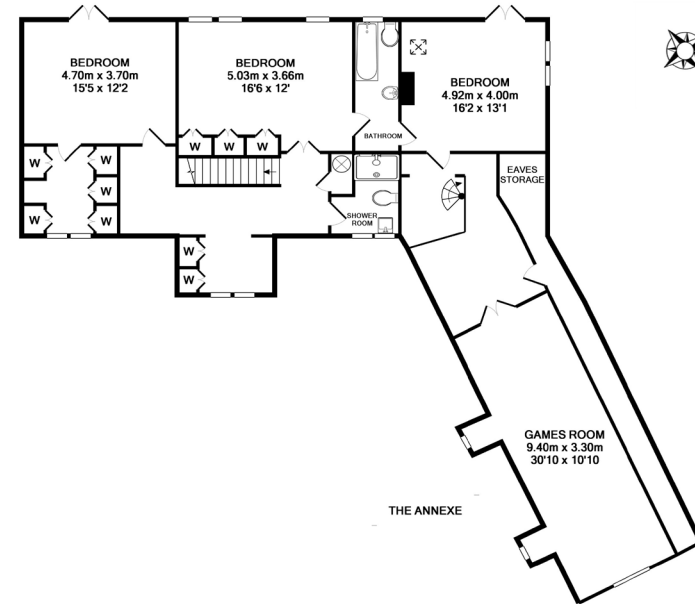
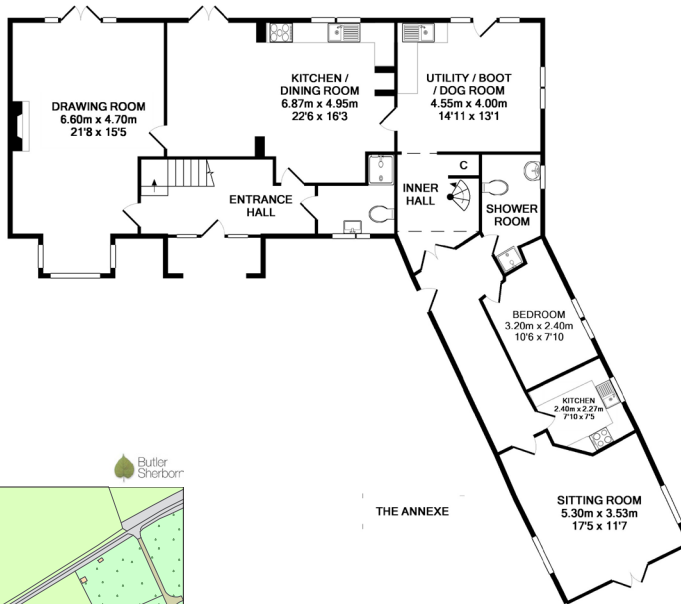
From Burford roundabout, take A361 towards Lechlade. Turn left opposite the Cotswold Wildlife Park down Hen & Chick Lane. Continue until the road bears left then turn right down a concrete road next to a riding school. Take the first track left down another concrete road and Shilton Edge Farm will be found at the end of the drive.

Viewing

Please telephone Butler Sherborn, Burford Office T 01993 822325 or The London Office T 0207 839 0888. E felicity@butlersherborn.co.uk

Disclaimer Notice

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TOTAL APPROX. FLOOR AREA 460.0 SQ.M. (4952 SQ.FT.)

These measurements are the maximum & are approximate only, they do not take into account minimum measurements. Total floor area includes detached garages and or outbuildings
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			